1631 Harvard Street Houston Heights East

#### CERTIFICATE OF APPROPRIATENESS

Application Date: November 22, 2016

Applicant: Casper & Diana van Ek, owner

Property: 1631 Harvard Street, Lot 5, Block 117, Houston Heights Subdivision. The property includes a

historic 2,166 square foot, one-story wood frame single-family residence and a detached garage

situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow Craftsman residence, constructed circa 1920, located in the Houston

Heights Historic District East.

**Proposal:** Alteration – Addition

Construct a 7' wide by 25' deep side addition on an existing 1950s rear addition.

Proposed addition's eave and ridge heights will match existing, with an eave height of 10'

and a ridge height of 17'-8".

Install a vertical piece of trim to differentiate the proposed addition from the existing

addition.

See enclosed application materials and detailed project description on p. 3-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

**Recommendation: Approval** 

**HAHC Action: Approved** 

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

# CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: December 14, 2016



COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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#### **APPROVAL CRITERIA**

## ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA		S - satisfies D - does not satisfy NA - not applicable
$\boxtimes$			(1)	The proposed activity must retain and preserve the historical character of the property;
$\boxtimes$			(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
$\boxtimes$			(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
$\boxtimes$			(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
$\boxtimes$			(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
			(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
			(7)	The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
$\boxtimes$			(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
			(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.
$\boxtimes$			(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
			(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.





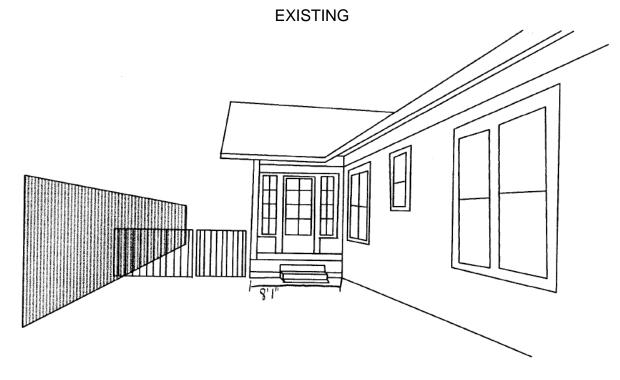
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## **INVENTORY PHOTO**

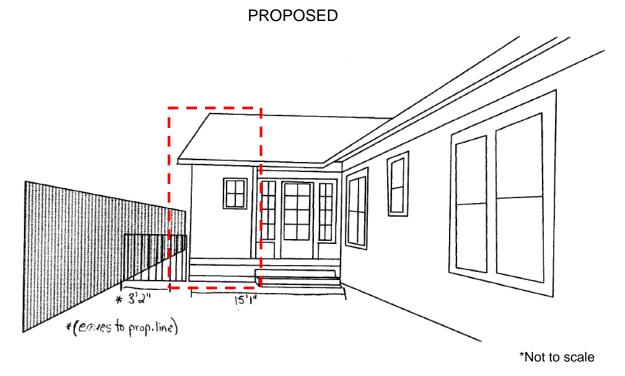


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# **EAST ELEVATION – FRONT FACING HARVARD STREET**

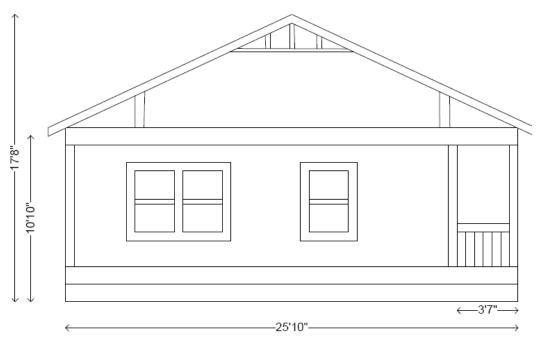


\*Not to scale



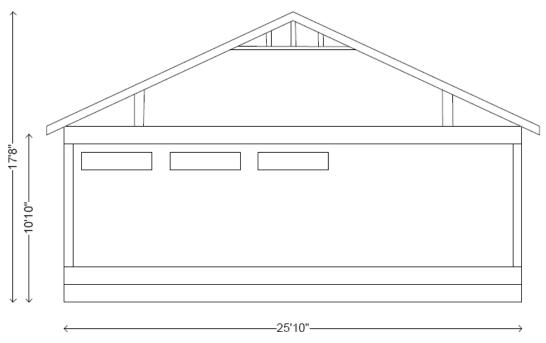
## **SOUTH SIDE ELEVATION**

### **EXISTING**



\*Not to scale

### **PROPOSED**

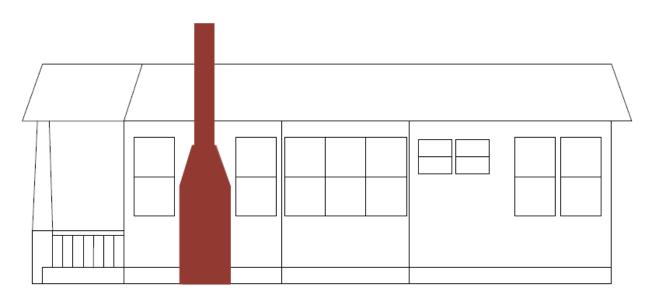


\*Not to scale

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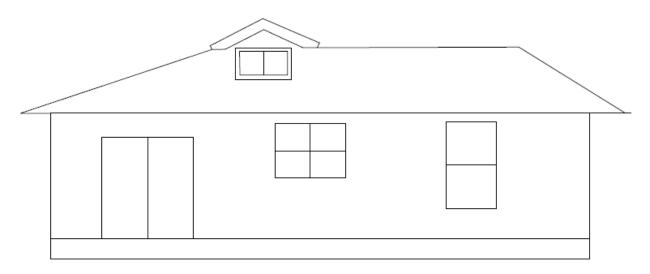
## **NORTH SIDE ELEVATION**

**EXISTING** 

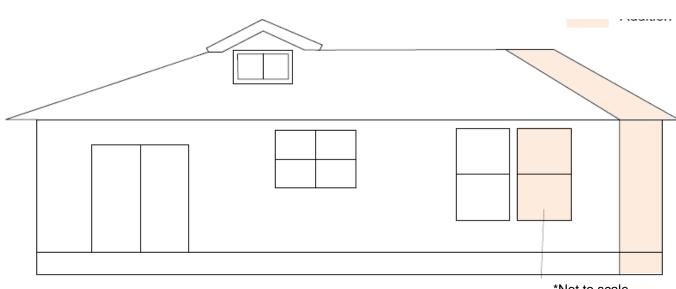


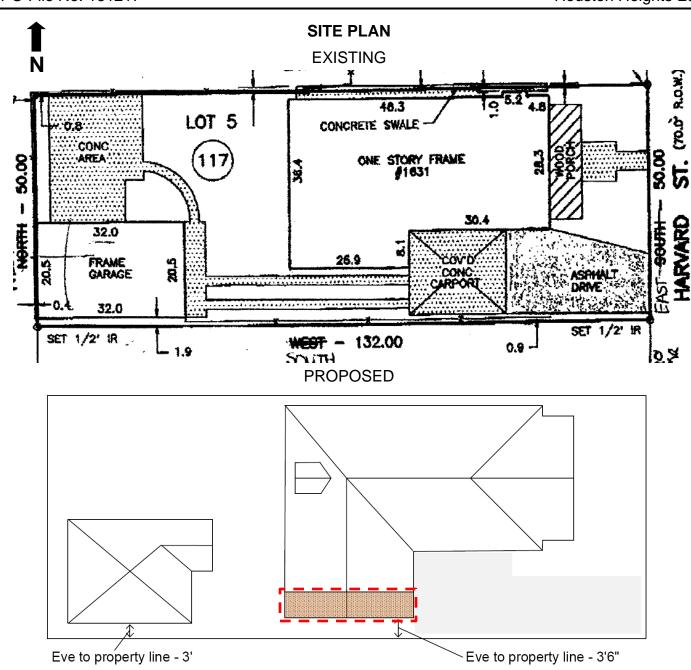
# **WEST (REAR) ELEVATION**

**EXISTING** 





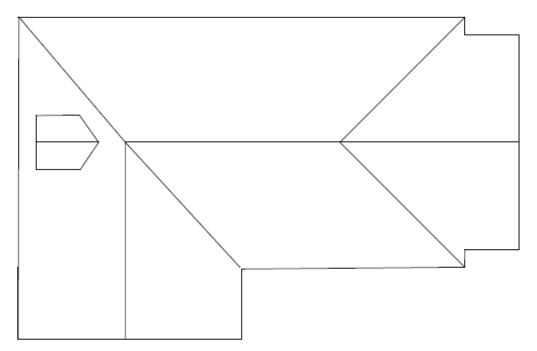






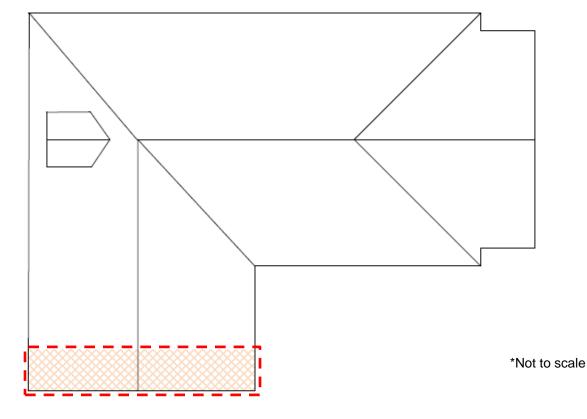
## **ROOF PLAN**

**EXISTING** 



\*Not to scale

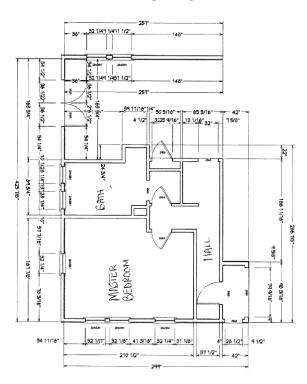
### **PROPOSED**





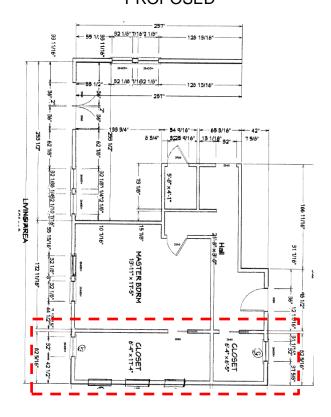
### **FIRST FLOOR PLAN**

### **EXISTING**



\*Not to scale

### **PROPOSED**



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## **WINDOW / DOOR SCHEDULE**

### **PROPOSED**

23.5" x 29.5" - Transom Vinyl Windows - White



27.5" x 35.5" -Double Hung Vinyl Window - White



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#### **PROJECT DETAILS**

Shape/Mass: The existing property includes a historic 2,166 square foot, one-story single-family residence and a detached garage. The existing one-story house is 28.3' wide by 58.3' deep, with a 17'-8" ridge height and 10'-10" eave height.

> The proposed addition will add approximately 214 square feet that will be flush with the walls of an existing 1950s addition on the south elevation and the addition will measure 6'-8" wide by 25'-10" deep, with a ridge height of 17'-8" and eave height of 10'-10".

Setbacks: The existing house is situated 19' from the front (east), approximately 3' from the north, and 9'-6" from the south property lines.

The proposed addition will be situated 56' from the front (east) and 3'-6" from the south property

Foundation: The addition will have a pier and beam foundation and a finished floor height of 18.5" to match the current finished floor height.

Windows/Doors: The existing house features original 2-over-1 wood windows on the front elevation and original 1over-1 wood windows on the side elevations.

> The proposed addition will have three fixed transom vinyl windows on the south elevation, one 1over-1 vinyl window on the east elevation and one 1-over-1 vinyl window on the west elevation. Please refer to window and door schedule.

Exterior Materials: The existing siding will be reused and any additional siding will match the existing wood siding. A vertical piece of trim board will be installed to differentiate the proposed addition from the existing addition.

(North)

**Roof:** The existing and proposed addition will have a side gable roof that has a ridge height of 17'-8" tall. an eave height of 10'-10" tall and a roof pitch of 6:12. Please refer to roof plans.

Front Elevation: The front elevation has four original 2-over-1 windows and one six-lite original wood panel door. (East) The addition will feature one 1-over-1 vinyl window on east elevation. Please refer to elevation drawings.

**Side Elevation:** No alterations to the north elevation. Please refer to elevation drawings.

Side Elevation: The south features eight 1-over-1 wood windows. The existing 1950s addition has three 1-over-1 (South) wood windows and the original house has five 1-over-1 wood windows. The proposed addition will add approximately 214 square feet that will be flush with the walls of an existing 1950s addition on the south elevation and the addition will measure 6'-8" wide by 25'-10" deep, with a ridge height of 17'-8" and eave height of 10'-10". The proposed addition will have three fixed transom vinyl windows. Please refer to elevation drawings.

(West)

**Rear Elevation:** The west elevation is not visible from the public right of way. Please refer to elevation drawings.